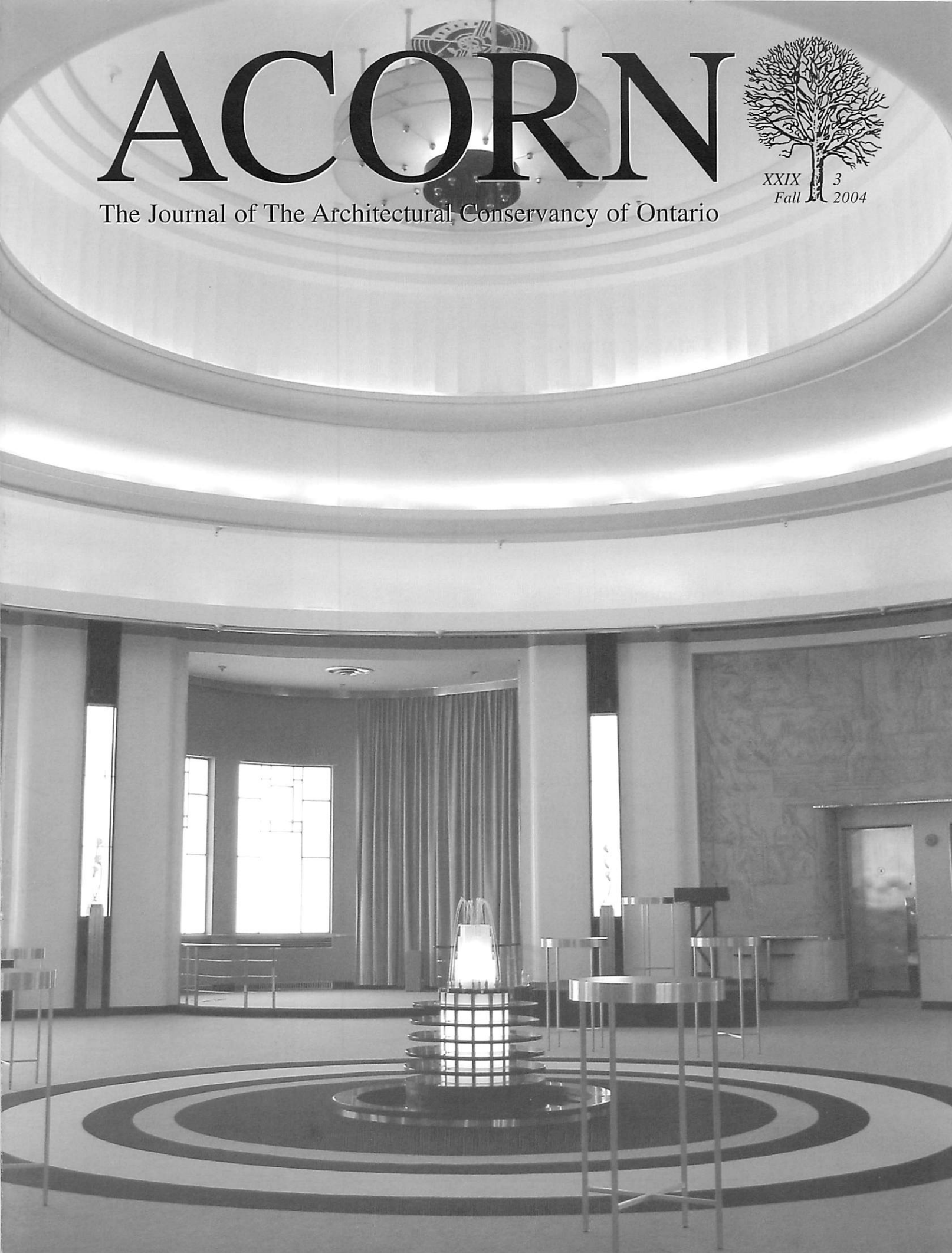


ACORN

The Journal of The Architectural Conservancy of Ontario





ACORN

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Contents

From the Editor	3
President's Message	3
Manager's Report - November 2004	4
The Art of Effective Lobbying	5
Eighth William Kilbourn Memorial Lecture by Her Excellency the Right Honourable Adrienne Clarkson	6
Does Authenticity, Integrity and Architecture Context Mean Anything in South Ontario?	11
Time for Change on Heritage Conservation of Buildings	13
Branch Reports	15

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Cover: The Round Room at the Carlu, Toronto, restored to its original 1930s
splendour

Photo: Photo courtesy ERA Architects Inc.

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From the Editor

Dan Schneider



As I write this, Bill 60, the province's proposed amendments to the Ontario Heritage Act, has cleared Second Reading in the Legislature (by a vote of 72 to 12!) and has been referred to a legislative committee for detailed consideration.

Second Reading debate on the bill went on for something like seven hours altogether with all three parties participating. Not since 1974-75, when the Ontario Heritage Act was first debated, has so much House time been devoted to discussing our heritage. (Many would say it was about time!) Most of this discussion took place on three separate occasions - June 14, June 24, and October 28. I would encourage you to check out the Hansard for yourself at www.ontla.on.ca.

Here are some of my favourite moments from the debate:

Culture Minister Madeleine Meilleur: "We need strong and effective laws to protect our heritage. Our heritage expresses our collective experience and values. It gives us insight into who we are and confidence about what we can achieve."

Jim Brownell (Stormont, Dundas, Charlottenburgh): "I know that the historical societies, the LACACs,...and the heritage groups in the municipalities throughout Ontario will be dancing in the street tonight, I'm sure, when they hear that we're debating this."

Jennifer Mossop (Stoney Creek): "We are the current stewards of our heritage resources, and that is a great responsibility. We don't own them; we are just here to look after them. If we cherish and protect these resources, we can benefit from them, enjoy them and pass them on, intact and undiminished. It's like living off the interest while protecting the principal."

John Baird (Nepean Carleton): "I'm shocked, surprised, troubled that I'm standing up to speak in favour of a government bill."

Rosario Marchese (Trinity-Spadina): "So many people have so little knowledge of what we own, of what we have, of what we've had, and of what we've lost. That's why I commend individuals who commit so much of their time to understanding and preserving our heritage."

Michael Prue (Beaches-East York): "For too long in this country, we have not treated heritage and heritage properties in the way that we should. If anyone has had an opportunity to travel around the world, whether that be to Europe, to South America or to Asia, where do the tourists go when they go to those places? They don't go to the football games. They go to the museums, they go to the older parts of the cities, they look at the heritage properties. They try to soak up the ambiance."

John Milloy (Kitchener Centre): "Recently...I was in Cambridge, where the University of Waterloo has opened its new school of architecture. Again, they took an old factory, an old building, and transformed it into a work of beauty, while still maintaining its historical integrity. It's these types of transformations that are the way of the future, as we see land and green space as a real priority."

Brad Duguid (Scarborough Centre): "I want to begin by commending the Minister of Culture on what is a very effective bill that she has brought forward here today. She may be petite, but when it comes to protecting heritage, she's darn tough. I think that's what this legislation is about. It's about allowing municipalities to protect heritage."

Elizabeth Witmer (Kitchener-Waterloo): "We have very important historical heritage treasures in each one of our communities. If this bill is going to allow us to protect our past and do it more effectively, I think all of us in this House would certainly support that."

President's Message

Scott Valens



On October 18, I attended, along with many other ACO members, the Heritage Toronto awards at the Carlu in Toronto. The incredible restoration of the Carlu, an Art Moderne masterpiece of interior architecture, art and design (and a winner of a 2004 award of excellence), thoroughly impressed me. The entire evening also spoke volumes to me of the collective volunteer spirit and drive that, for the most part, is what has made the built heritage environment across this country a tourist destination.

Her Excellency, Governor General Adrienne Clarkson, gave the keynote William Kilbourn

Memorial Lecture. It was a personal talk that put all our volunteer hours and work into saving heritage across this nation into acute perspective. Citizenship, she said, implies complete ownership of all that the country has been and is, and added, "I often tell people that citizenship is a fixed menu, not a buffet. There is no half measure. There is no absolutism in saying, 'That happened before I got here.' In a society so founded on immigrants—and except for the Aboriginal peoples, that is all of us—we must share all elements of our history, what we have been and what we hope to be."

Madame Clarkson spoke of the attitudes of North America that have become engrained in us. Ours is an affluent society of disposers at the very core. When we are finished with something, we throw it away. Our use of buildings is somewhat the same. A building fulfils its usefulness, and then is either sold to someone who can continue to use it, or gets torn down and replaced by some new trend to entice the fashion hungry consumer. Clarkson was clear that while we must conserve the heritage fabric, we must make it useful. Preserving to the point of a nostalgic sentimental colouring of a period that clearly never existed in the life of many of these fine structures is not appropriate. She reminded the audience, "There is a lesson here. Heritage mustn't be a static concept or a rigid practice; strict preservation, as I've said, is nothing but nostalgia. Heritage work must ensure that there is usefulness and value for future citizens to inherit."

Madame Clarkson spoke eloquently of her home town of many years, Toronto,

and of her many visits across the county, focusing particularly on St. John and Quebec City, with triumphant projects that have turned around entire districts. The individual restoration is not what will protect heritage in the urban cores across the country, she stated. It is the context of multiple restorations in a given area that will. Her talk was, at times, interrupted by applause. She encouraged us all to engage citizens on the broadest scale possible: "This is what will make it possible for us as creators of cities, as energizers of cities, to fulfil our obligation to foster stability without nostalgia, to nourish our city's vitality without trying to preserve parts of it in formaldehyde."

Madame Clarkson's entire lecture is reprinted in this issue of ACORN. I encourage you to read it. It truly is inspiring.

Perhaps the most meaningful moment of the night came when the regognized leader of the "Eaton Auditorium/Save the 7th Floor Inc." crusade accepted the Heritage Toronto Members Choice Award. Andy Barrie, the emcee for the evening, gently asked Eleanor Koldofsky to come to the podium and speak with him. As he prepared to interview her, he reminded everyone that the very room we were sitting in that evening would in all likelihood no longer exist, if not for the tireless volunteer hours that she and her group invested for 27 years. Asked if there was ever a time when she questioned whether they would be able to save this floor, and be one day standing in this beautifully restored space, she grabbed the mike and confidently asserted to a roaring and standing ovation, "Oh, there was no doubt in my mind that we were going to do this..."

On November 6, the ACO held its annual Fundraising Dinner at the Arts and Letters Club of Toronto. The theme this time was simply a celebration for members, guests and friends—a wonderful dinner and conversation, live jazz by the Jason Stillman Quartet, a live auction fundraiser, and a raffle draw for a stay in the Royal Suite of the King Edward Hotel. The evening was a resounding success.



Scott Valens and Christopher Cantlon at the 2004 Dinner at the Arts and Letters Club in Toronto on November 6

Photo: Dan Schneider

Manager's Report November 2004

Rollo Myers



1) Alan Seymour is recovering from his health setbacks in May, and is making good progress. Gill Haley has taken over the reins, which is greatly appreciated.

- 2) Ministry of Culture Operating Grant approved at \$27,000, the same as last year and 2002.
- 3) ACO's Trillium Grant application for Robert Shipley's research project into building renovation costs has been approved and research will commence this month.
- 4) ACO's Trillium grant application for a manager for PreservationWorks! is currently being written, with input from Gill Haley and others. Deadline for submission is March 1, 2005.
- 5) ACO's initial comments for the Ontario Planning Reform Initiative have been submitted to the Ministry of Municipal Affairs and Housing.
- 6) ACO's comments on the Ministry of Public Infrastructure Renewal Growth Plan for the Golden Horseshoe are to be submitted via deputation to the Ministry of Public Infrastructure Renewal.
- 7) The annual charitable tax return was updated as submitted.
- 8) Summer student: Third year Carleton journalism student, 90% funded by the Ministry of Culture, worked for just over five weeks on updating consultants list and compressing and sorting five years of ACORN into basic achievement data for updated brochure. Report prepared and submitted.
- 9) Changes to the Ontario Heritage Act (Bill 60) have received second reading. The Bill has now been sent to committee. The Ministry of Culture will make sure the ACO is notified if there are hearings so that we can make a presentation if desired.
- 10) ACO help requested:
 - Six Nations Community Hall - Ohsweken
 - Parkview Public School - Perkinsfield
 - Historic School - Warton
 - Jacques Daze House - Embrun
 - Homer Watson House - Kitchener

General Store - South Lancaster
 Armstrong House - Thornhill
 Trotter residence, Kapuskasing
 Darius Wigle House - Kingsville
 Lismer mural - Toronto
 Stanley Barracks - Toronto
 Maple Leaf Gardens - Toronto
 Salmoni Building - Amherstburg
 Richard Serra Landform - King City
 Tivoli Theatre - Hamilton
 The Barn - Huntsville
 Museum - Port Carling
 Cockshutt Plow Building - Brantford
 Log Cabins - Huntsville
 Whitchurch-Stouffville Museum
 Via Station - Port Hope
 Commercial Building - Smithville

- 11) Insurance woes: A former Chair of Heritage Toronto had his home insurance policy with Zurich cancelled. The house is an 1880s Bay and Gable in the Cabbagetown Heritage Conservation District. The broker reported that Zurich no longer insures houses over 50 years old. The proliferation of insurance cancellations was a main topic at the recent Heritage Canada conference in Saint John. The Insurance Bureau of Canada—at first reluctant to provide a speaker—delegated Ann Walker of Corporate Communications to advise that IBC has created a high-level task force to deal with this and other pressing issues. A clear message was delivered to Ann that the heritage sector in Canada involves a million-plus buildings, and this represents an opportunity not a problem. Companies in the US, such as Chubb, have made this a specialty and the premium increase has proven to be quite modest. Also, it was agreed that information about designation, replacement costs and other often misrepresented issues be prepared and circulated widely. A more detailed summary will follow.
- 12) ACO Star ad: Windsor and Cobourg helped with the cost, and it's appreciated.
- 13) We received \$375 for film shoots that required relocation of the June Council meeting.
- 14) An encouraging response has been received regarding membership list updates.

Communities visited, if briefly:

Hamilton, Port Hope, Cobourg, Picton, Thunder Bay, Atikokan, Oakville, Port Carling, Belleville, Ottawa, Windemere, Merrickville, Brampton, Windsor, Walkerville, Amherstburg.

The Art of Effective Lobbying

by Rosario Marchese



Rosario Marchese, MPP for Trinity-Spadina

Editor's note: The following is taken from Hansard, the official report of the debates of the Legislative Assembly of Ontario. Mr. Marchese, MPP for Trinity-Spadina, was speaking on June 24, 2004, during Second Reading debate on Bill 60, An Act to Amend the Ontario Heritage Act.

People in the heritage community work day in and day out to defend and protect something they believe strongly in. They don't know how to lobby governments. They've learned to lobby, but in the beginning it was very hard. Lobbying consisted of making an effort to visit the minister and hope that in convincing the minister, they would be able to move the initiative along. It wasn't so simple. It's not so simple. This is why I say to people who are interested in convincing government or ministers about any initiative, the way to do it isn't just to lobby the minister; you've got to lobby every member of this House, of this Legislative Assembly. You've got to lobby every member in every constituency office, and you do that by sending those who are interested over and over again to those offices until the members of provincial government listen to what you have to say.

Simply writing a letter is not sufficient. Simply writing a letter and hoping for a response is not sufficient. Writing a letter to the minister that doesn't say "Private and confidential" will never reach the minister. In fact, it will reach the minister, but by that time they'll be out of office. So if you want to connect to the minister, write on the letter "Private and confidential," because if you do that, nobody will be able to be open that envelope except the minister.

This is important. Some of you who haven't been lucky to be in cabinet don't know some of those little tricks. ... This is what you learn. You learn that if you want to reach the minister, you've got to put "Private and confidential"; otherwise, the civil servants open that envelope and then it takes a whole year or two, by the time it goes through the echelons of power, and by the time it reaches the minister, they're gone. It's a dead issue. You understand what I'm saying? It's important.

You've got to lobby, day in and day out. You've got to go to the members and you've got to make yourself a headache to the member. If you simply go to the member and say, "I really believe this particular issue is important," and the member says, "Oh, yeah, I agree with you," and you go back home thinking, "My job is done," don't believe that. Most MPPs are going to say, "Of course I agree with you." Generally speaking, even if they disagree with you, they'll probably say, "I agree with you," just to get you out the door. ...

It takes time. It takes a civil society, actively engaged, to make every member of this place accountable.

When you go to that political office, every minister is available in their constituency office on Fridays to meet with you. And if they're not available to meet with you on Fridays, they don't want to meet with you. That's just the way it works. They're always busy... but they ought never to be that busy that they can't find the time on a Friday morning or a Friday afternoon, when we're not sitting in this place, to meet with you. So it is possible that some ministers are finding the time to meet with you. All I'm telling you is, I'm giving you the tricks of the trade, right? When a minister says, "I'm too busy," if he's too busy to see you, he doesn't need your vote or doesn't want it. So go to the constituency office, meet with the staff and say you want to meet with the minister and/or the member. If the member is too busy to see you, they don't want your vote or they don't need your vote. That's just the way it is. Again, if you go individually to that office and only one person in that constituency office comes to say to you, "I want this bill or that bill," it's not enough. You need a movement, right? You need a movement of people.

... That's what [the heritage community] did. The heritage community did exactly that, making themselves heard everywhere, in every office across Ontario. I want to thank so much so many of those who influenced the previous government and this

government—people like Jane Jacobs. An active citizen like Jane Jacobs you have never, ever met. She has helped to mobilize so many people around not only issues of cities, but issues of heritage as well. And we need people like Jane Jacobs and Catherine Nasmith to mobilize others to take an interest and to bring them to every constituency office across Ontario.

I congratulate people like Margie Zeidler, who is the owner of 401 Richmond, in my riding. Some of you who are close to the city will be familiar with this building. It is a wonderful heritage building that has been preserved by Margie Zeidler, and I congratulate her, because there aren't too many people like that who take a project like this on and say, "We can fix this building up and we can bring a variety of different people—small business people, cultural community types, art galleries." There is an array of people in that building that makes it indeed vibrant, so vibrant that it has become a model for so many other people to imitate. That's what we need. We need individuals like that. And we can never thank them enough for doing what they do.

So again, they lobby, and we have been forced to listen. It has taken literally 20 years to finally get to this place where we are dealing with a bill that—I was going to say, "with all due respect," but with a bill that is good, with some changes that I propose can be made, that I believe will make it better, but it is essentially a bill that I think should be supported.

2005

ACO CONFERENCE!!!

The 2005 ACO Conference,
"Where the Heritage
Highway Begins,"
will take place

April 29 to May 1, 2005.

Mark your calendars now.

Further information at
windsorconference.info.

Eighth William Kilbourn Memorial Lecture by Her Excellency the Right Honourable Adrienne Clarkson

Toronto, Monday, October 18, 2004



Her Excellency the Governor-General giving the
William Kilbourn Memorial Lecture
Photo: MCpl Cindy Molyneaux, Photographer to the
Governor General

...I want to thank all of you, as well as Heritage Toronto, The Toronto Star and particularly the Carlu, for supporting the William Kilbourn Memorial Lecture. The Carlu Centre, when I was at university, was the place to come when parents visited. I took them to the Round Room here. I can still taste the delicious chicken pot pie and recall the elegance of this place. Although built for mercantile purposes, it still carried with it legitimate charm and beauty, and it is wonderful to have that grace restored.

At Rideau Hall there is a David Milne painting of the Eaton's at the corner of Bay and College which I treasure. It shows how people thought the city would develop at that point, but what I love is how wonderfully it shows the view down Bay Street and the lights. There's a quality in Milne's use of colour which is like Cezanne's: the colour is so light on the canvas that the shop windows seem to glow from within, with that

sense of a promise that surpasses merely what can be purchased there. This place itself, the Carlu, named for its remarkable designer, sounds a sweetly hopeful note for the value of heritage restoration.

It seems to me that Bill Kilbourn did not leave our midst nine years ago. I imagine him right here with us now, with his warm and wonderful smile, and that twinkle in his eye, looking over these superb premises. I can see him drawing me aside to say, "Do you know where I had my first contact with Glenn Gould? It was here in this building, when the ladies' music club brought him to play in the auditorium." I invented that, but it's the sort of thing that Bill would have said to me. I cannot separate myself from what he would have liked to have heard, what he would have thought of what we say when we talk about "heritage."

There's nobody more suitable than Bill for us to honour with this lecture and these awards for cultural preservation. First of all, he was an important historian, who then decided that he would take an active and committed part in the renaissance of this city in the early seventies. Let's remember what Toronto was like then. The Spadina Expressway had just been stopped, and just barely. There didn't seem to be a single neighbourhood of houses older than a hundred years which was not under threat. All of downtown could have been huge and soulless skyscrapers thrown up without reflection or vision. Somehow the people of Toronto, with leaders like David Crombie, William Kilbourn and John Sewell, were able to say "Stop!" It's very hard

to think of “Stop!” as a positive statement, but that is what it was in Toronto. If we want to say this to some civic change, though, it has to be done in an intelligent way. We can’t say “Stop!” just because it doesn’t suit us personally, or because we are attached to a former way of doing things. We have to know what we really want instead.

Bill’s common sense is still evident in many people who carry on his legacy here in Toronto. Although I’m not living here right now, I feel a renewal of civic engagement and enthusiasm, a sense that citizens are saying: “We can influence things for the better. We can manage. We can say what needs to be said.” And there is a cogent philosophy behind it, not just self-interest. There is a thoughtful design and there are principles upon which this engagement rests. There are still many voices making the siren call towards making money, making sure that every square foot is dedicated to short-term gain, but those voices are far from the only ones being heard.

Bill was interesting also in that he understood what it was to be radical as well as what it was to conserve. Those are two sides of his personality—the alderman who was willing to change things, and the historian who understood that the long view is best. He was not only a wise eminence on the sidelines, either. He took the route of civic activism and political involvement. I recently reread parts of *The Firebrand*, his masterful biography of William Lyon Mackenzie, the great 19th century radical. It won the Governor General’s Literary Award for non-fiction, and nearly fifty years after it was first published is still in print and readily available. There has been no other biography of Mackenzie or portrait of this period that is nearly as compelling as Bill Kilbourn’s. His attraction to politics is natural when we consider what attracts him in our history. He begins *The Firebrand* with this stylish and significant line: “There was a time when Canadians found politics the most exciting thing in the world, and, next to religion and clearing land, the most important.”

He understood that Canadians hunger for a sense of community; hence our passion for politics when our country was young. He understood also that we were made out of very contradictory

impulses: the radical ones expressed by William Lyon Mackenzie and Louis-Joseph Papineau, and the ultra-conservative ones of the Family Compact, or of Bishop Strachan, founder of Trinity College, which both Bill and I attended.

Bill said of him that, politically, he “believed in everything it is impossible to believe in.” He continued, “It is the most difficult thing in the world to imagine that there ever was such a man as Bishop Strachan.” Bill argued, in fact, that neither Bishop Strachan’s extreme conservatism nor Mackenzie’s fiery radicalism really made us what we are. The issues and challenges that they faced, in their fashions, are ones that the main stream of Canadian history has addressed in completely different ways.

And how has our history shaped the way that we approach our heritage, the physical emblems of our past? It seems to me that we cannot look at preserving buildings, monuments or squares without an understanding of how we want a city to look and feel and behave. In Canada, we do not trust our own instincts on this. We are timid and anxious when it comes to heritage. There is no point in being imitative, or of digging in our heels about preservation the way that the Family Compact did in the face of political reform. I think that Bill would have taken a very creative and thoughtful approach, always, to our built heritage, because he was both an academic and an activist.

One of my strongest memories of him is from a critical time in our history: the War Measures Act of 1970. I happened to be at one of the Kilbourns’ marvelous parties at their house on Glen Road. I think it was a welcome for a Catholic theologian, who had rather loudly left the church and had come to Toronto to give a lecture. It was attended by people like Jim and Elizabeth Eayrs, who were active at the university but also absorbed in the processes of provincial and federal politics. Seeing Bill in this context was to understand how one could blend the two, acting locally while maintaining a wider view. Bill said something in *The Firebrand* which I think applies to him: “People, after all, are ultimately more interesting for what they are, than for what they cause. A person is to be valued, finally, for the quantity and the quality of being in him, rather than for what he does or

does not lead to. And the same can be said of the shapes and sense of the places which he has inhabited.”

Therein lies a clue for all of us who are interested in heritage. If we are interested in creating humane urban landscapes, we should be able to carry that farther than having one building in harmony with the building beside it, or even with the other six buildings on that block. This isn’t harmony, this is desperation. We might save a few houses and then find parking lots beside them and an eleven-storey building behind them, and know that there is something deeply wrong. It isn’t wrong to save buildings, but it’s not enough if we cannot contextualize them within the neighbourhood, or as part of some larger idea of their place within the kind of city we want. This is as true for human beings trying to make their meaningful way in community as it is for buildings which, after all, are products of their time, their place, their builder, their function.

The problem for anyone in North American who is interested in heritage is that we are surrounded by the values of a consumer society, in which people live to forget rather than to remember. We must have the new clothes, the new logo, the new car, not to mention the latest fashionable idea. Remembering, when it does occur, is too often not informed by the rich perspective of history but by sentimentality and nostalgia. What we don’t want is for our belief in cultural preservation to fall into the latter category. Nostalgia can sometimes serve to decorate a true sense of history, but that is all. In the case of a city, any sentimentality that we allow must come from real feelings and be based on a sound appreciation of historical value and future viability.

Nostalgia alone can weaken our thinking and corrupt our actions. We have to regard time with a certain humility. We look backward with affection and respect to what our forebears have done, but we must also look to the long-term consequences of any action or inaction. That will help us to avoid being just as extreme and as nearsighted as those who recklessly aim for instant progress.

The challenge is to understand and enact what the Roman poet, Sextus Propertius, said: “Do something about which history can be written.” This is not just an exhortation to have an interesting life and to

leave one's mark. For Heritage Toronto and those who care about its work, it implies an approach to the city in which everything that is ordered and built and restored is seen as part of a collective history, not as a 25-year stop-gap that is built to be demolished, or retaining a 100-year-old façade while erecting a ten-storey monstrosity behind it. We are always in great danger, in our cities, of confusing decoration with conservation. This is a rather romantic notion at best, and at the worst, it is futile because it does not really protect true value anyway.

It's quite easy for us to look to European cities and see the ways in which they are models for the blending of heritage and modernity. In London or Paris, you see building codes with strict exigencies about the set-back and the allowable height of buildings, or the proper ratio of sidewalk width to the width of roads. This does not mean that everything has to be built in Victorian or Georgian or any sacred style. It means that, guided by those parameters—of building height, of the type of façade, of window size, of sidewalk width—city planners are inevitably steered toward consciousness and then a commitment to making the new blend with the old.

It is this integration, the awareness that the past and the present go together, that gives heritage protection its due place and its true value. Without it, believe me, it is empty. It is rather like the difference between having a clothing collection that is a museum hoard of bustles and crinolines, as opposed to collecting a range of textiles and types of fashion. One is quaint, but not very useful; the other provides unlimited possibility for creating interesting clothing.

In the rational desire to conserve things of beauty, variety and usefulness, we are probably closer to a "green" point of view than we might think. I chose, as the title of this lecture, lines from Andrew Marvell's poem *The Garden*, as an ironic counterpoint. In this seventeenth century poem, he says that the state of "nature," the garden state, is a better one than the city state created by human hands and all too busy with humans being and doing. He wishes to "[annihilate] all that's made / to a green thought in a green shade." Our

Canadian poet, Phyllis Webb, offered the following rejoinder, one that city-dwellers can echo: "Marvell's garden, that place of solitude / is not where I'd choose to live."

In our approach to the building of communities, we have suffered from a false and misleading dichotomy at times. The idea that the rural, natural, "garden" condition is pleasant and virtuous, while the density and bustle of a city is "unnatural" and dehumanizing, has misguided us and our planners enormously. For me, it comes to a particularly unhappy conclusion as we try to merge these polarized conceptions, producing the romantic but unsustainable sprawl of our suburbs.

Lewis Mumford was one of the greatest thinkers about cities, the original guru. The chief function of the city, he says, "is to convert power into form, energy into culture, dead matter into the living symbols of art, biological reproduction into social creativity." Heritage considerations are essential in this conversion, because they refine our thinking about form, culture, art, and creativity. I'm taking it as a given that our great desire to preserve things, even under the most antagonistic conditions and in the most difficult locations, arises because that building or that space tells us about ourselves and about our purpose. We are trying not to live in a state of collective amnesia.

I had a good opportunity this year, with our "good cities" initiative, to examine six major urban areas—Calgary, Saint John, Saskatoon, Quebec City, Toronto, and Vancouver. There are projects in all of them that are useful for you to know about, and I'd like to highlight a few of them.

When we came to Toronto, we spent an interesting day in Regent Park, looking at their Pathways to Education project. I had been interested in it right from the beginning, and felt that it was something that we need to do more of. As you all know, Regent Park is not an ideal housing development. It probably never was, even fifty years ago, because it was an attempt to incorporate the suburban ideal into social housing. This flawed ideal had nothing to do with the urban geography or the needs of the people who were moving into it. I understand that this is about to be redeveloped, but the people there aren't waiting. The ingenuity and the

passion with which the residents of Regent Park have responded to their present situation is deeply impressive. Pathways to Education is breaking the poverty cycle by providing mentorship, tutoring and tangible support to young people in very simple basement surroundings. There is also terrific community centre programming, including a very sophisticated video unit where films and art are made.

There is great hope in a project like this, which is locally generated and self-sustaining. People from "the outside" can help, no question about it. But we had five high school students, from different backgrounds, who were our tour guides and interlocutors, and it was amazing to see their attitude toward the place where they live and the pride that they take in its improvement. I suppose that a great number of heritage buildings were torn down when Regent Park was created. There's no way to undo that, but we shouldn't repeat the error; in the rebuilding of that area, we must be careful to respect and retain what is lively and functional about that improving neighbourhood.

Saint John, New Brunswick, is the oldest incorporated city in Canada. It has the beautiful heritage buildings you would expect of a city made wealthy by commerce in the 19th century. Its port, fur trading, shipbuilding, and refineries made Saint John the equal of Boston in those days. However, they are now facing enormous challenges of unemployment and population decline. Saint John has also redone its downtown, and the whole area is filled with artists' lofts. Downtown areas, such as Prince William and Canterbury Streets, are renovated on the exterior to their 19th century mercantile glory. Rentals, amazingly, are \$200 to \$250 a month for a small studio. The downtown is kept vital by a mixture of business, the arts and pedestrian traffic.

In many ways, these streets are a model of what Jane Jacobs talked about in *The Death and Life of Great American Cities*: "Among the most admirable and enjoyable sights to be found along the sidewalks of big cities are the ingenious adaptations of old quarters to new uses. The townhouse parlour becoming a craftsman's showroom, the stable that becomes a house, the basement that becomes an immigrants' club..." You find this, and much more, in a place like Saint John.

They have also entirely redeveloped their waterfront, which was previously inaccessible because of an expressway—does that sound familiar?—including a system of bicycle paths. The city has been rejuvenated by restoring its openness to the sea, the original reason for its settlement and the source of its prosperity. This recognition of a city's roots in its physical redevelopment provides a kind of *psychological* wholeness—an integration—which gives heritage meaning.

One of Saskatoon's challenges arises from its growing population, the highest proportionally in Canada, of urban Aboriginals. One remarkably innovative and collaborative approach has seen the city and the Aboriginal leadership create an urban reserve, which interacts with the whole city but which allows for that community to have responsibility for its own people and resources. In Saskatoon, there are still pre-war houses that can be bought for less than \$100,000. With care, it becomes very decent and attractive housing, which has also attracted many writers. It's another example of the arts being a central element in the revitalization of cities. Every year I meet somebody from Saskatchewan who has won a major literary prize in Canada or abroad—Guy Vanderhaeghe, David Carpenter, Tim Lilburn, to name just a few. Their ability to live in relative quiet and security, and yet regularly connect with other writers living in or near the downtown core, is something they mention as a major contributor to their success and their sense of community.

In Calgary, we took town planners, councillors, developers and builders with us on municipal transit for a moving picture of urban life in this exploding city, as it has been developed from the northeast to the southwest. Calgary has an enormous footprint as a city, and is spreading outward at a rate that alarms everyone. We saw, though, some exciting alternatives, especially the redevelopment of Garrison Woods, formerly the Canadian Forces Currie Barracks, which were vacated several years ago when the army was moved to Edmonton.

John Ralston Saul had spent part of his childhood in married quarters in that area as the son of an army officer, and he couldn't believe what he saw. Most of the former quarters for married personnel have simply been renovated, remaining

on the crescent-shaped streets, but the barracks have been torn down and replaced by attractive commercial space and mixed-income housing. We felt that the heritage of what the Canadian Forces have meant to Calgary is being maintained in this restored use. It is a municipal development with a sense of history, the redeployment of an urban "brown-field" rather than further sprawl into the surrounding "greenfields."

There is a lesson here. Heritage mustn't be a static concept or a rigid practice; strict preservation, as I've said, is nothing but nostalgia. Heritage work must ensure that there is usefulness and value for future citizens to inherit. That absolutely does not justify the sanctification of individual buildings or the fronts of buildings. Remember that when General Potemkin built his series of villages, he did it in order to pleasantly deceive an Empress on a royal progress, not in order to make life more prosperous, interesting or comfortable for the people who lived behind the façades.

Heritage, at its best, is part of urban renewal. There is an exciting example in Quebec City, where they have reclaimed the parish of Saint-Roch. It had fallen into decay and crime, a pattern which is far too familiar. There had been an ill-conceived attempt to turn it into a shopping mall by covering over the main street, and this had only made it more seedy. A few years back, the city seized the day, clearing a whole block to make an interesting urban park which does not try to pretend it is a forest. People pass through, converse, enjoy lunch, and watch the world pass by.

They also rehabilitated an entire block for artists, something which is unique in Canada. A formerly depressed and rather dangerous neighbourhood now has a creative centre. New zoning laws encouraged artists and creative high-tech industries—animation, multimedia entertainment, graphic design—to move into the neighbourhood surrounding a wonderfully huge old building, formerly the Dominion Ladies' Corset Company, which has become a centre for municipal culture. The artists' studios are condominiums, and if they wish to sell them, they can only sell to other artists. The art department of the University of Laval has moved in to the area. A department store called La

Liberté, which had fallen on bad times, is now an attraction for the rest of the city. Most telling of all, *Le Soleil*, the Quebec daily newspaper, after having left the declining area near what is now the park, has recently moved back in.

The city has worked very consciously to avoid gentrification, and many streets have retained their original inhabitants. It was touching to see how this renewal has given the residents a sense of ownership and of pride in the neighbourhood. So in Quebec City, we have seen in one *quartier* that a blend of provincial, municipal and personal commitments can transform a community.

There is another interesting question that we must increasingly consider with regard to heritage. That is, "*Whose heritage?*" Whenever we give out the Governor General's Caring Canadian Awards, we have begun linking this event with a citizenship ceremony. They go hand-in-hand. New Canadians get to meet and hear about the work of wonderful volunteers, some of our most exemplary citizens. The Caring Canadians, in turn, see the eagerness of immigrants from all over the world, some 200,000 to 250,000 a year, to embrace this country. Our official goal is to welcome one percent of our population per year, though we haven't quite managed that yet. This may be partially because we are very careful in processing immigration requests, since we are looking for new *citizens*. That is the intention, right from their arrival.

This is not true of most other developed nations, certainly not at the relative magnitude of our immigration. In Europe, the intent is not to create citizens but to deepen the labour pool with migrants who can be shipped home at any time and who have little in the way of civil or democratic rights. It's very hard to talk about this to Europeans, even those from the most sophisticated of countries. Their eyes tend to glaze over and they mutter things like, "Well, you can do that because you have so much space" or "Not that many immigrants will want to settle there because of your climate" or, most shockingly, "You're already a mongrelized society, so it really doesn't matter." People have said this to me directly, without any apparent shame.

Mongrelized or not, we have to realize that our heritage is something that everyone inherits. When new citizens sing the

anthem, when they sing “Our home and native land” or “Terre de nos aïeux” (“home of our ancestors”), it is the beginning of an act of deep acceptance that we all must perform. They accept that when they are adopted into the Canadian family, they take on our history. They are then part of the fabric of what has happened since the Aborigines first roamed their territories, to the arrival of the first Europeans, to the huge waves of immigration from different parts of the world that have occurred ever since. They accept the shameful elements of our heritage, including the deportation and internment of Japanese-Canadians during the Second World War, or what happened to native peoples in residential schools. They also are responsible for our heritage of heroic service in war and peace, or achievements in science and invention.

Citizenship implies complete ownership of all that the country has been and is. I often tell people that citizenship is a fixed menu, not a buffet. There is no half measure. There is no absolution in saying, “That happened before I got here.” In a society so founded on immigrants—and except for the Aboriginal peoples, that is all of us—we must share all elements of our history, what we have been and what we hope to be.

This applies to built heritage, too. What do we keep? How do we decide, knowing the diversity of interests among our population? How do we promote sensitivity to this? The first step is to build affection and a sense of belonging to a place, not just one small part of it. Then, if we decide to fight for something, it is not for an isolated chunk of real estate but for something larger: a broad aesthetic, the vitality of urban communities, the feeling of the city, the total sense of past, present and future with which we can identify. We cannot say to people, implicitly or otherwise, “You’re here now, but this is not your history” or “This building was built before your time, so you couldn’t be interested in it.”

Let me give you a small example. Curiously enough, at Rideau Hall we have a cricket ground, part of the history of the place, and there are two clubs that share the use of it. The clubhouse, painted dark green and trimmed in white, is not exactly an architectural wonder but it is over a hundred years old and rich in

memories. Between the two clubs, there is almost no one who you would place within “the old Canada.” Their members are from all over the Caribbean, and from Pakistan, Sri Lanka, and India. But there is no doubt that they consider the grounds of Rideau Hall, and this cricket pitch in particular, part of their heritage as well.

The challenge for all heritage societies is how to be “includers” rather than “designators.” You have to find a way to be inclusive of all this diversity if you are to truly focus on the truth that our past is our collective foundation. Everything having to do with our history is wonderful to learn about and to teach and to preserve. But as any teacher knows, and as you well know, people’s regard for history is *fragile*. As I mentioned, we have created a society which seems to prefer to forget, not remember, precisely because it is affluent and can throw things away, including buildings and promises.

In *The Age of Extremes*, Eric Hobsbawm argues that public awareness of past public events is alarmingly small: “The destruction of the past, or rather of the social mechanisms that link one’s contemporary experience to that of earlier generations, is one of the most characteristic and eerie phenomena of the late 20th century. Most young men and women at the end of the century grew up in a sort of permanent present, lacking any organic relation to the public past of the times they live in. This makes historians, whose business it is to remember what others forget, more essential now than ever.” In my opinion, it goes farther than that. It makes engaged *citizenship*, on the broadest possible scale, essential. This is what will make it possible for us as creators of cities, as energizers of cities, to fulfil our obligation to foster stability without nostalgia, to nourish our city’s vitality without trying to preserve parts of it in formaldehyde.

Brilliant young architects are now able to incorporate futuristic

techniques of sustainable living in their work—solar heating and other techniques of producing and conserving energy, green roofs that can absorb and purify rainwater while they provide an oasis amid the concrete—but if the stone and brick and clapboard of our older buildings do not also offer a message for the future, what will we have gained?

Ozymandias, the King of Kings, sought to build a monument to his kingdom that would last forever. “Look on my works, ye Mighty, and despair!” the poet has him saying, but we do not despair, because they no longer exist. Like most similar aspirations, it was not fulfilled, but I take a more optimistic view, because at least the imagination that conceived the future attempted to span more than a single generation. As lovers of heritage, we have to respect this kind of architectural ambition. But we also have to look at cultural preservation in more humble, familial terms. Heritage is our parents and grandparents, and what we do to remember them. We live our own lives as well as we can, while respecting what happened before we were born, and caring in advance for what life will be for those who follow us. It’s only in realizing this level of balance and humility that we can create a heritage that is truly representative of the best of our society, the best of Toronto, and our best hopes for the future of all who live here and all who will.

Thank you.



Gill Haley and Don Holland at the 2004 Dinner at the Arts and Letters Club in Toronto on November 6
Photo: Dan Schneider

Does Authenticity, Integrity And Architectural Context Mean Anything In Southern Ontario?

By John Rutledge

As a participant and observer of the cultural activities of Southern Ontario, I have assembled a series of observations about our built surroundings. These observations give rise to some intriguing questions and musings about the authenticity and integrity of restoring historic architectural context and constructing new architectural context in Southern Ontario.

A Toronto shopping centre becomes a small town main street

The typology of traditional southern Ontario small town main streets may now be transformed as a "mixed-use lifestyle shopping center." The concept is on its way by way of the United States, according to Albert Watson in his article entitled "Reinventing the Shopping Mall" in the June-July 2002 issue of BUILDING magazine. The article refers to the current redevelopment of the Don Mills Shopping Centre built in the early 1950s in Don Mills, Ontario.

The developer, Cadillac Fairview, looked at the "open air streetscape" centres of Easton Town Center in Columbus Ohio; City Place in West Palm Beach, Florida; and Orchard Center and Oakbrook in Chicago, Illinois. The article defines mixed-use lifestyle malls as being "quite different from traditional enclosed malls, featuring small shops, services, restaurants, and cafes opening on to landscaped tree-lined sidewalks with benches, lighting, and even parking meters. They also include offices and restaurants." This definition also describes traditional southern Ontario small town main streets that have existed since the mid-1800s.

The article states: "Don Mills New Town Centre is an opportunity to create something different in terms of built environment in Toronto. The architecture will be a key element to create a sense of place. A well-landscaped central town square, the kind Cadillac Fairview executives

admired at Easton Town Center, will set off the development." The article also notes that while the planning and architectural principles will be more or less the same as the U.S. model, the streetscape will resemble southern Ontario small town main streets. "It will be an eclectic mix."

The article raises a number of intriguing ironies. Since Cadillac Fairview is a Canadian company owned by the Ontario Teachers Pension Plan Board, one wonders why Cadillac Fairview had to travel so far a field to find something that has been an integral part of Ontario's culture since the middle of the nineteenth century. Further, this type of main street exists throughout Toronto, a fact that the article neglects to mention. Why is it the typology of our main streets excites us so much when it is presented as brand new or from the United States? Why is Cadillac Fairview's building of a "brand new" main street, using the same principles and the same architectural details that created our original historic main streets, being embraced as a viable trend in retailing? Indeed, why do we, as Canadians and residents of Ontario with a rich architectural heritage, look to our American neighbours to validate the use of our own main streets?

The observation in "Reinventing the Shopping Mall" that shopping centers should "cease being stand-alone, artificial environments separated from their communities" is encouraging. The re-emerging concept of mixed and multi-use zoning of our communities is a positive development. One is left wondering, nevertheless, why maintaining, renovating, and restoring our original main streets creates so many battles within our communities.

Guelph, Ontario or Quebec City, Quebec?

An article in the June 2003 issue of AWARD magazine written by Dan O'Reilly describes the redevelopment of a former 1980s Eaton Centre into the Old Quebec Street Mall in downtown Guelph. Alterations and re-alignments of floor levels have created the re-emergence of former Quebec Street as a covered pedestrian street through the mall, linked with a new pedestrian entrance to St. George's Square in downtown Guelph. This redevelopment has many excellent attributes

including pedestrian access and urban links to other key existing buildings downtown, which the previous development ignored. It is also sympathetic to the nineteenth century architectural character of downtown Guelph.

Aspects of the design aesthetics raise some heritage related concerns. A quote in the article by one of the developers, Ed Newton of Kiwi-Newton Construction Limited, states that, "After stone masons completed their work, traditionally designed storefronts with transom windows were installed giving stores and offices an Old Quebec City look." If the intent was to create something sympathetic to Guelph's historic architectural context, why is this new mall described as looking like Old Quebec City. A cute play on words exists, given the name of the mall, but the historic architectural styles of Old Quebec City are different from the historic architectural styles of the Ontario city's downtown. The principles of appropriate contextual development can therefore be debated.

Ed Newton also comments: "You'll feel like you're on a traditional European Street." If the intent was to be sympathetic to local context than "the street" inside the mall should feel like a traditional Canadian street, a traditional Ontario street, or, most appropriately, a traditional street in Guelph.

The redevelopment of the Old Quebec Street Mall in Guelph has been positive. It has been well received in Guelph. Even though "reading between the stones" reveals juxtapositions of heritage that may or may not be appropriate, Guelph should be proud of this piece of architecture.

What do those who are selling our houses know about the history of our houses?

The Architectural Styles 3 CEU Course of Study done by the firm of Carson and Dunlop and Associates Limited of Toronto for the agents of The Real Estate Council of Ontario (RECO) gives rise to a number of interesting observations. The examples shown in the course of study are houses that exceed 3,500 square foot floor area. There are no examples in the course study for houses in the 500 to 3,500 square foot floor area, which is the bulk of the housing stock in Ontario. The architectural styles used as examples appear to be more American in nature than Canadian. While

many historic architectural styles are identified, the course of study is marked by the many historic architectural styles that are missing. A few of the important, yet missing styles are Second Empire, Georgian, Gothic Farmhouse, Ontario Cottage, and Regency Cottage.

Further, the course of study acknowledges only pure architectural style and makes no reference to the fact that older houses are not always of a pure architectural style but rather are of mixed architectural style. Real estate agents, working only from this reference, whether they are selling in urban or rural areas, whether they are selling old or new, small, medium or large houses, do not have a proper or adequate knowledge of historic architectural styles. Is it not the responsibility of RECO to provide their real estate agents and their clients with complete and accurate information?

Architectural history at Ontario colleges

A comparison cannot be made of the architectural history taught to Fanshawe's College's graduating class of 1975 and to the students of 2002, because no difference appears to exist. In 1975, I was one of the graduates of the first three-year Architectural Technology course offered at Fanshawe College in London, Ontario. In 2002, a Co-op student from the same course came to work in my architectural practice in Goderich. Fanshawe College, it appears, is teaching their current students about the same "History of Architecture" course as the one I was taught about 30 years ago.

The "History of Architecture" course includes studies about Greek temples, Egyptian pyramids and Ancient antiquities. Architectural education should include the study of ancient architecture but, in my opinion, it should also include the study of Canada's historic architectural styles. The probability of Fanshawe graduates working on an historic building in Ontario, and elsewhere in Canada, is extremely high. I submit that Fanshawe College should teach their students about Canada's historic architectural styles and should be concerned about getting our own historic architectural context correct if our society is to have any authenticity at all.

Since I first wrote this article, I have found

out that Fanshawe College now teaches about two lessons devoted to Canadian architectural history as part of a 12 week course. In terms of Canada's relationship to the global history of architecture since the beginning of time, this would be more than appropriate. In terms of Canadians knowing about their own architectural history, this does not seem to be adequate for students to establish a workable knowledge of Canada's historic architectural styles.

An anecdote from Georgian College is very telling. In March of 2003, I attended the "Graduate Level Fine Arts Exhibition: A Couple of Dozen Girls and a Handful of Guys" at Georgian College in Barrie, Ontario. Two of the students chose to exhibit their projects about historic architectural house styles. The projects each consisted of a binder of about a dozen photos of old houses with a written description identifying their historic architectural style. Only about half of the identifications were correct in each exhibit.

Information about our historic architectural house styles is readily available and these students' projects should have been completely correct. Aside from the personal capacity of the students, one is left to wonder if they were given enough guidance about available research information. In addition, questions can be raised as to the knowledge of their instructors about our historic architectural house styles. Is getting 50 percent of the styles correct good enough?

Terminology in Sarnia, Ontario

Terminology can be misleading. Heritage Sarnia, a municipal heritage committee in Sarnia, Ontario, uses the term "Ontario Classic" to describe what is widely known as a "Gothic Farmhouse." The Gothic Farmhouse is an Ontario classic although the architecture of a "Gothic Farmhouse" evolved from gothic architectural style not from classical architectural style. The English language is a wonderfully confusing thing.

As the Square turns in Goderich, Ontario

Several years ago the retail stores and apartments in the building at 166 and 168 The Square in Goderich were renovated. The Square is a designated Heritage Conservation District. The building in

question was originally a Georgian style commercial block built in the 1800s. The original front wall was not restored but completely removed and rebuilt with a new façade using a combination of Georgian and Italianate details. While Georgian and Italianate styles exist around the Square, these architectural styles were never historically mixed together on the same building.

The question arises about the validity of this renovation in a Heritage Conservation District. Was a good compromise achieved between the owners, those who administer the District, and the municipality? On a contextual level this was a good compromise. But from the standpoint of historical accuracy little was preserved as the original front was completely removed and the details of the Georgian and Italianate styles were mixed together on one building. The renovation is very sympathetic with the historic character of the Square and is well liked by all. One is left to wonder if authenticity and historical accuracy have been well served through this renovation in The Square, a Heritage Conservation District, in Goderich, Canada's Prettiest Town.

What is appropriate architectural context?

Architectural styles have been mixed since wood frame houses replaced pioneer log cabins. We continue to mix architectural styles to create and re-create the context of our villages, towns, and cities. Many old buildings are faithfully restored to their original historic architectural style. Yet other old buildings are not treated with the same respect. Historic architectural styles are applied, re-applied, varied, reworked, and reinterpreted, appropriately or inappropriately, for new and old buildings.

Inappropriate use of historic architectural styles blurs and alters authenticity and integrity. Is this acceptable? How does this affect our understanding of the meaning of our past, present, and future? The blending of architectural styles will continue. How will we continue to effect this blending? Are we getting historic architectural context, contemporary architectural context, and the juxtaposition of the two, right or wrong? Or does it matter?

John Rutledge is an architect in Goderich, Ontario. He can be reached at johnrutledge@hurontel.on.ca.

Time for Change on Heritage Conservation of Buildings

By Marc Penhez

Question: *If most governments encourage people to re-use items as small as pop bottles and tin cans, what is their policy for re-using items as big as buildings? After all, almost a third of landfill deposits are "used construction material."*

Answer: There is no policy. With a value of over \$1 trillion, buildings are the largest collection of economic assets on which there is thundering silence. The closest Canada gets is for "heritage" properties—representing only one-third of one per cent of the building stock. Even there, the usual emphasis is not on "re-use," but on "conservation"—a freeze-dried cultural curiosity.

That isn't what the international community intended in the World Heritage Convention, which Canada signed in 1976. That treaty obligates countries to pass laws not only "protecting" heritage properties, but also making them part of the lifeblood of the community, i.e. re-use. But by 1976, most provinces had already adopted heritage statutes based on "three pillars":

- Triage, to segregate properties "of heritage interest" from the other 99.6% of the built environment (the architectural counterpart of nature reserves);
- Regulations to compel stewardship of this tiny handful, under pain of fines or imprisonment; and
- Economic props, on the presumption that "heritage never pays for itself" [sic].

And the thinking behind these three pillars has not been revisited since.

The problem is that all buildings (including heritage buildings) don't need "conservation" as much as they need "development." "Conservation" is great for forests: if left alone, they replenish themselves; but if one does likewise for a building, it falls down. Older buildings need certain development, e.g. returning the exterior to its intended appearance, and upgrading mechanical/electrical systems to code.

Does Canada support that kind of development? Canada may have no policy today, but it is living with the legacy of a vigorous policy from two generations ago. The die was cast in a 1938 policy speech by senior official W.C. Clark, denouncing the "localized, handicraft processes" and "wasteful methods of land utilization" characterizing Canadian cities up to his time. The urban process, he said, looked like it "catered to our forefathers prior to the Industrial Revolution."

In the following year, the Futurama exhibit in New York offered an alternative vision of what a city was "supposed" to look like: downtowns redeveloped with Modernist highrises, woven together by freeways and parking lots (Futurama was sponsored by General Motors). This would remove Victorian architecture which, according to the most influential architect of the day, Walter Gropius, was a "source of shame"—what one Toronto editorial called "architecture at its worst." During World War II, the Journal of the Royal Architectural Institute of Canada kept a tally of buildings it most wanted the Luftwaffe to bomb; and McGill University Principal Cyril James told an enthusiastic audience that it was "a comparative misfortune, in that none of the Canadian cities

have yet been levelled by the war, but ...as soon as war has finished, (Canadians will) wipe (them) out from one end of this Dominion to the other, in order that you may rebuild effectively."

This was the same W.C. Clark who, as Deputy Minister of Finance, drafted the Income Tax Act during World War II. He believed his own 1938 prediction that urban development should be modelled on "that rugged young interloper, the automobile industry"; and therefore, the Income Tax Act:

- Presumed that buildings depreciated at breakneck speed;
- Marginalized repairs (to this day, the Act doesn't tell landlords which rehab work is deductible); and
- Reserved the best tax treatment of structures for demolition—even better than for donation of a building to charity (a situation which prevailed for 30 years).

This was not an era that believed in half measures.

Provinces did likewise. Ontario's Business Tax Act, for example, taxed parking lots at half the rate of commercial buildings of identical assessed value (and one-third the rate of industrial buildings).

This carried over into the property tax system, e.g. in Ottawa (until 2002): if four different properties had identical assessments (one commercial, one industrial, one walk-up apartment building, and a parking lot), the parking lot would be pegged with the lowest tax—fractionally lower than the walk-up, but 35% lower than the identically assessed commercial building, and 44% below the identically assessed industrial property. So on demolition to convert the site to



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parking, there was first a reduction in assessment, then a lower tax rate on what was left.

And aberrations continue:

- The Excise Tax Act offers a GST "New Housing Rebate" of 2.52% on the cost of any new housing, except secondary suites in existing buildings.
- That Act also provides a GST rebate of 2.52% for "Substantial Renovations"; but to be eligible, the owner must rip out at least 90% of the physical fabric (other than supporting superstructure). A renovator is disqualified if he/she hasn't produced enough demolition waste.

This is what can happen in a policy vacuum.

It is time to retire the three pillars (triage, compulsion and subsidy). "Heritage properties" should instead be viewed as the litmus test for how Canada re-uses buildings generally. What should the policy be? Is it sustainable? Is it Smart Growth? Is it in Official Plans? When will the tax system provide a level playing field for this kind of development? And when will Canada move from an ad hoc approach, to a coherent, objective-based approach for this trillion-dollar collection of assets?

These remain open questions—with economic stakes immeasurably beyond a handful of pretty buildings. If heritage-type development is already a multi-billion dollar wing of Canada's renovation industry despite all obstacles (and a major source of investment and assessment), what might it be capable of, with a level playing field?

Marc Denhez is a lawyer, author of *The Heritage Strategy Planning Handbook* (Dundurn Press, 1997), and a member of the Ontario Municipal Board. This article is based on his presentation to the Canadian Bar Association Municipal Law Section, August 16, 2004 and was first published in the *THE LAWYERS WEEKLY*, September 17, 2004.

Book Review

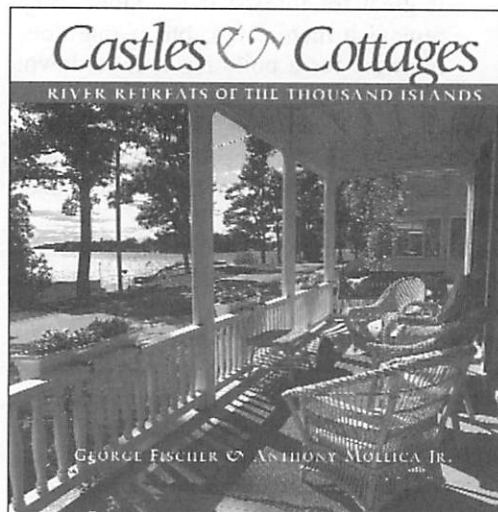
Castles and Cottages: River Retreats of the Thousand Islands

by John Blumenson

Castles and Cottages: River Retreats of the Thousand Islands. By George Fischer (photography) and Anthony Maollica Jr. (text). Boston Mills Press, 2004.

Upon perusing the first few pages I wondered whether this book was about boats rather than cottages. Moving to and from the mainland and from island to island makes boat travel an essential feature of life among the Thousand Islands of the St. Lawrence River.

As much as I admire classic boats, placing them in the foreground dis-



tracts the reader/viewer from the book's intended subject—summer dwellings of the rich and less rich in the Thousand Islands. Although not as monumental or as humble or as the title would suggest, this little book does profile a variety of summer homes, large and small, on many of the islands in and along the St. Lawrence River.

In 96 pages the authors have created a marvelous book. The engaging writing is matched by superb photography. The selected river retreats provide a fascinating and colourful introduction to this little known slice of North America.

Wealthy Americans started taking note of the area's scenic and idyllic qualities after President Grant's visit to the Pullman "cottage" in 1872. By 1888 Pullman had also built the grand Castle Rest. Boldt Castle followed in 1900, and in 1903 the Bourne family of the Singer Sewing Machine enterprise built Dark Island Castle.

Interspersed among these "castles" with their large compounds were smaller family cottages and idiosyncratic follies such as "Just room enough," a one room folly as small as the rock on which it sits, where the water literally laps at the front door.

This book wets the appetite for more—more about who and how these dwellings were built. I hope volume two is in preparation.

John Blumenson is an architectural historian and author.



CASTLES & COTTAGES: RIVER RETREATS OF THE THOUSAND ISLANDS

ALICE
THIS BEAUTIFUL
COTTAGE WAS BUILT
BY WILLIAM
BOLDT AND HIS
WIFE, MARY, IN
1900. IT WAS
DESIGNED BY
ARCHITECT WILLIAM
BOLDT AND
CONSTRUCTED BY
THE BOLDT
FAMILY. IT IS
NOW A NATIONAL
HISTORIC LANDMARK.



BOLDT CASTLE, BUILT IN 1900, IS ONE OF THE MOST FAMOUS CASTLES IN THE THOUSAND ISLANDS. IT WAS DESIGNED BY WILLIAM BOLDT AND HIS WIFE, MARY, AND CONSTRUCTED BY THE BOLDT FAMILY. IT IS NOW A NATIONAL HISTORIC LANDMARK.

Quinte

David Bentley

I am pleased to report that the Quinte Branch of the ACO continues to do well, with approximately 110 members. The success of the branch is due mainly to the hardworking executive committee members who carry out their responsibilities so well. It means a great deal to me as President to have their continued support. Our executive tries to meet at least four times a year, and the meetings are open to any of our members who would like to attend. The meetings are always followed by excellent pot-luck lunches and lively conversation, which is certainly a good incentive to be an executive committee member. The executive committee met in August and the walking/driving tours for 2005 were laid out; I think that we have arranged an excellent and varied choice of tours.

2004 Tours

This year our tours got off to a very wet start in April when we toured Victoria and Gore Roads in Prince Edward County. Our members stayed the course and the tour continued despite the teaming rain and the occasional lightening bolts. Thankfully all the other tours managed to fall on much nicer days. There is always lots of planning involved with each tour, but it is well worth it when there are 40 to 60 people (rain or shine). Homeowners are made aware they are on the tour route by letter several weeks beforehand and almost all of them either supply information on their house or invite the tour group to walk around the property. Our walks are open to the public, as well as to our members, and members from other ACO branches are welcome to join us. If you would like to attend a walking/driving tour, you can get information on tours by contacting me at 613-968-7605.

Quinte Branch Heritage Fund

The branch continues to do well financially and at our August meeting the executive members voted to send \$400 towards the cost of moving the Stirling Grand Trunk Railway Station to a more suitable location; \$300 to the Wilton's Women's Institute to help with the building of an addition to Wilton Hall; and,

\$200 to help with the restoration of the historic Mapleview school (now the local community centre). The branch also donated \$100 to the Mariner's Park Museum on South Bay in Prince Edward County. This is an excellent museum which I highly recommend visiting. The money for these donations comes from the branch's Heritage Fund, which is used to finance (mainly) local projects the branch deems worthy.

Branch website coming soon

Our branch is setting up a website under the guidance of one of our members, Norm Brown, and hopefully it will be up and running by January 2005.

Belleville Collegiate Institute and Vocational School

For the last several years I offered our branch's support to local citizens' groups trying to save the Belleville Collegiate Institute and Vocational School, which was to be demolished and the land used as a playing field for the nearby high school. Despite numerous deputations and petitions to Belleville City Council and the Algonquin and Lakeshore Catholic District School Board, several public rallies, and hundreds of calls to individual council members by citizens, the building was demolished over the summer months. Our branch attempted to persuade council and the school board that substantial financial gains could be made by selling the building to a developer and getting subsequent tax revenues, while still using the vacant land adjacent to the building for the playing field, but both parties were determined that the building had to go. The demolition was a big loss to the architectural history of our city and has caused a serious division in the community as a whole.

"Bridge to Bridge" Project

This project, initiated by a concerned Belleville citizen, Jane Simpson, is working on the restoration and improvement of the back facades of stores along the city's Riverfront Trail. After consulting with Chuck Charlebois of the Renaissance Group in Cornwall, the "Bridge to Bridge" committee drafted a vision statement, and developed its "vision drawings" prepared by a very gifted young architectural student, Janok Alford, of Loyalist College. The committee

is now concentrating on hiring a project manager so work can start in spring 2005. This project has received the endorsement of the mayor and members of council. I am proud to be a member of this committee and look forward to giving ACO members further updates in the future.

Façade Committee

I also sit on the city's facade committee which has made \$25,000 available for building owners in the downtown to use for repairing their buildings' facades. This program, now in its third year, is of real assistance to owners who want to restore/upgrade their facades but need financial assistance to do so. Hopefully the city will at some point in the future increase the amount of money that is available (Napanee, a much smaller community east of Belleville, has \$90,000 for similar facade projects).

If you would like more information about our branch or would like to comment on the information above please feel free to e-mail me at bvl-sc-gg@rocketmail.com.

Cobourg

Greg Hancock

In May the Cobourg Branch held its third annual Moveable Feast fundraising event allowing guests to dine in historic homes of Cobourg and Northumberland County. Bill Halewood was honoured with the presentation of an ACO Cobourg Heritage Award for his services to the branch and to architectural preservation.

We were sad at the untimely death of Doug Warling, our Branch Treasurer.

The Branch has been invited to address the real estate board and the Probus Club about the ACO and local architecture.

Local historian Rob Mikel provided a lecture on "Hidden Architectural Treasures of Cobourg" to a packed house at Victoria Hall. We believe it is important to obtain wide public support if efforts to retain our architectural heritage are to have long term success and these presentations and lectures enable us to spread the message about our architectural heritage to wider audience.

South Bruce Grey

Mary Ramsay

A Cautionary Tale

Imagine working hard to save an historic building. Imagine seeing an opportunity to make it a vibrant part of the community once again. Then imagine being told the building would have to be burned down, because termites had been found.

That is exactly what happened with the Kincardine Dance Pavilion this past summer. It could happen to any number of wooden structures in our province. Thus, it may be important for all of us to think about the possibility, and what to do about it.

In the Kincardine case, termites were known to exist in parts of the town, and until 1997 there was a municipal termite control program. When the panic over termites at the Kincardine Pavilion ensued this summer, Friends of the Pavilion persuaded municipal council to let them take a closer look at the situation, before doing anything rash. The findings were instructive.

Timothy Myles, Director of the Urban Entomology Program at the University of Toronto, estimated that the infestation at the Pavilion was likely at least 10 years old, and very possibly 10 to 20 years old. The major area of infestation was in the building additions and these have allowed easy access for termites into the original wood frame structure.

The good news?

- The core part of the structure appears to be structurally sound and relatively little affected by termites.
- The additions are already slated to be removed during the restoration.
- Termites are one of many manageable building maintenance issues.
- The quickly approaching cold weather will stop the termite movement, while plans to deal with the problem are organized.

The current work plan for the Pavilion is to undertake some structural repair of the roof, demolish and incinerate the eastern additions to the structure, and then move the main structure to a new location,

where it will be mounted on a new concrete foundation, with basement. Dr. Myles suggests that, since the building will probably be on its current site for most of 2005, there are two termite control options to consider in order to completely eradicate the population from the building before moving it. Getting rid of the termites will have the added benefit of eliminating the Pavilion as an infestation site in town, and will prevent the spread of termites to neighbouring properties.

The two termite control options proposed by Dr. Myles are:

- Termite baiting, using a system called Labyrinth. It is a commercial baiting system which contains a chitin synthesis inhibitor that prevents insect molting. While it has been used in the United States for over 10 years, it is not yet registered in Canada. Tests are currently being conducted in Canada, and could be broadened to include selected sites in Kincardine next year.
- A conventional soil termiticide chemical. This would be used on the main part of the building, after the additions were removed. While it might be effective at cutting off the termite activity in the core structure, it would be less likely to have much impact on the termite population remaining in the ground at the site.

Once the Pavilion is moved to its new site, Dr. Myles has suggested the preventive measures should anticipate a worse-case scenario in which some surviving termite population is transported with the structure. Plans, therefore, should include the following:

- chemical pre-treatment of the soil
- use of a sub-slab termite barrier of sand 6 inches thick
- a monolithic, reinforced poured concrete slab and/or poured concrete basement walls (not hollow block walls or pier walls)
- grading of the site to divert and drain water from the site
- site preparation by removal of all logs, stumps, surface wood and wood scrap
- no use of wood edging boards, wood retaining walls, wood planters or wood chip mulch in the landscaping around the site

- porches and steps designed without raised fill and without wooden stair stringers.

Once the Pavilion has been moved, Dr. Myles suggests that termite monitoring traps should be installed around the building and monitored for a year or two. In addition, a semi-annual interior termite inspection should be done, to verify that no termite activity is present.

The good news again? Termites are a manageable building maintenance issue—and the Kincardine Pavilion Project can carry on!

North Waterloo Region

Margaret Rowell

Eleanor Currie, 1924 - 2004

We were saddened by the death of Eleanor Currie, a member of the branch executive, in July. She will be missed by many people. Her interests were far reaching. She was a long standing member of the Waterloo Regional Arts Council. She was curator of the Guelph Civic Museum and had also worked at Doon Heritage Crossroads. She was an expert in historic textiles and was a member of the local Spinners and Weavers group.

You could always count on Eleanor for a lively discussion, a level-headed opinion and a cheerful outlook.

She organized the last Christmas party for our branch at the Walper Hotel in December 2003. Eleanor gave much of herself to the community and her passing is a loss to us all.

Doors Open Waterloo Region

This popular event took place on Saturday,



Farmhouse, Cruickston Park, Cambridge
Photo: Brian Dietrich



Dining room, Matthison-Swetman House, St. Marys, part of the North Waterloo branch tour of St. Marys on October 17
Photo: Brian Dietrich

September 18, 2004. The weather was perfect to view the 26 sites on the list. Some of the sites were repeats from last year since a few of them had proven to be so popular there were long lineups to get in. The 1875 Governor's House, the 1853 Gaol, and the 1912 head office of Sun Life (formerly The MutualLife) were open again for guided tours.

There were 12 churches on the program, including St. Boniface Roman Catholic Church in Maryhill. Built in 1877 of local stone and yellow brick, the church is picturesquely situated on a hilltop, and there is an adjacent walled cemetery filled with iron crosses.

Also open was the Church of the Holy Saviour, an Anglican Church in Waterloo. It was built in 1897 of yellow brick. The interior exhibits an abundance of rich



St. Marys Town Hall, part of the North Waterloo branch tour of St. Marys on October 17
Photo: Brian Dietrich

woodwork, including carved oak paneling, choir stalls and pews, a chancel screen, a pulpit and lectern and a carving of the Last Supper, all done by artisans from the Globe Furniture Company of Waterloo.

New this year was the former Cruickston Park lands now owned by the Cruickston Charitable Research Reserve (CCRR). Situated on the banks of the Grand River in Cambridge (Blair), the park includes a stone barn and 1840s farmhouse.

Branch member Ron Cascadden was quite impressed with the house. It is a storey and a half three bay stone house with the front wall covered with stucco. The windows appear to be the original as do the porch posts.

There is a bulge in the wall where a bake oven might have been located. The interior has not been altered very much and the early trim is quite plain. It is possible there was a basement kitchen originally.

The house will become the visitor centre for the CCRR. We will look forward to seeing this early house sympathetically renovated for a new use.

Branch Annual Meeting

Our branch Annual Meeting was held in June 2004 in the former Galt Fire Hall in Cambridge. Built near the turn of the century this red brick building is situated on Dickson Street near the Market Building, close to the former Town Hall, which now serves as the archives and council chamber.

The fire hall has been somewhat modified to house a "Fire Hall Museum" and two meeting rooms. The renovations to the building were undertaken by Paul Sapounzi of the Ventin Group of Architects. Paul was our speaker and gave an illustrated talk on the history of the building and described the completed and future work.

We also had a tour of the museum that is housed on the ground floor.

Retired firemen have done most of the work on the display and give tours of the exhibit, which consists of an old fire engine and many photos of fires as well as the equipment that was used in fighting fires in times past. Retired Captain Bill Donahue gave us an overview of the work that many of his fellow firefighters have done to establish this museum.

London Region

Don Menard

London Region Branch conducted its 31st Annual Geranium Heritage House Tour on Sunday, June 6, 2004. For the first time the tour moved to an area of East London, which is under study as a potential Heritage Conservation District. Over 400 visitors became more aware of the unique architectural and historical pattern in the Old East Village. Organizing and conducting the tour involved almost 100 volunteers under the guidance of Marilyn Loft.

Profits from the sale of tour tickets have allowed the London Branch to make a \$500 donation to the Provincial Office to assist in updating the provincial membership list.

A summer planning workshop produced plans for the coming year. One event, a walking tour of the heritage architecture of Springbank Park, occurred on September 19. The tour finished at the location of 211 Halls Mills Road in the Byron area. This saltbox style house is currently the focus of a working group attempting to save the building from demolition. It has been mentioned before in these reports, and has benefited from a PreservationWorks! report conducted by architect John Rutledge. The branch has allocated a sum of \$5,000 to assist in the preservation of the property and its fate is now before the city's Planning Committee following the presentation of the Working Group's report in September.

Our fall bus tour took place on October 16. On this occasion we toured Paris, paying particular attention to the stone architecture for which the town is noted. In November we plan a public lecture on the theme of heritage preservation and the reuse of heritage properties.

October 2 and 3 witnessed London's third Doors Open event. This year 70 sites were open for public visits, 13 of which were new from the previous event. While final numbers are not in, the event went well and comments expressed by both visitors and site organizers were positive.

On a more pessimistic note, London continues to suffer damage to its built heritage with requests for more demolitions of important properties. Most significant is the decision by the St. Peter's Basilica parish committee to demolish its 1874 Rectory building on Dufferin Avenue. They do plan on rebuilding on the same

site and promise to build a new structure to resemble the original building on the site with as much of the original material as is salvageable.

As well, a local developer has requested demolition permits for a grouping of properties on Ridout Street in the neighbourhood of historic Eldon House. Over the summer the demolition of the historic Ridout Tavern and a former factory on King Street was carried out in order to "temporarily" create a parking lot. Concerns are growing that the former Normal School, a landmark in south London, is at risk when its current occupant, the London and Middlesex Separate School Board, vacates the building next year and the ownership of the building reverts to Ontario Realty Corporation. These demolitions or threats of demolition reinforce the need for tougher provincial legislation to forestall such developments.

Rising insurance costs are another concern being expressed by some London owners of heritage properties. Either insurance is being denied or it is being offered at what seems to be excessively high costs. Provincial or federal action may be necessary to allow for the protection of our heritage resources.

Windsor Region

Pat Malicki

SOS-Eglises

This is still an ongoing effort and the churches are still standing! We can't believe it has been four years since this started. In June, SOS made a second offer to the Diocese to buy the St. Joachim church and rectory. At a meeting on September 20 to discuss the offer, the Diocese turned down SOS's offer, despite a favourable recommendation from the town planner.

In late July, Joyce Tymec, a member of SOS, and the ACO appeared before the OMB regarding the proposed rezoning of prime farmland to institutional in order to accommodate the building of the new church. This was a wild card that we were all willing to play. The ruling arrived mid-September. We lost, but not completely. The OMB has instructed the Town to reword the zoning bylaw to restrict it *only* to church use.

Bishop Fabbro continues to keep his head in the sand on the whole issue of surplus

churches in the Diocese of London. Fr. Tony Daniel, until recently the Vicar General for the Diocese of London, has recently been appointed Auxiliary Bishop for Windsor. As he has been a proponent for tearing down the old and building new, this appointment does not bode well for surplus Catholic churches in the Diocese.

Photo Contest

This is one of our best programs. This year's contest, our sixth, had the most total entries—125—in the history of the contest. This year's theme, In Memory of Tombstones, turned out to be a very popular subject. The committee report confirmed that it is very important to choose a subject that allows for creativity. Spike Bell, a local professional photographer, and Ken Turner, a local gravestone restorer and cemetery identifier, were both on hand for the reception and were much in demand after the formal part of the reception to answer questions and critique photos. Rina Guarascio and her committee again did a great job getting sponsors and getting exhibit space for the photos during July and August.

School Demolitions

This is still an ongoing issue in Windsor. The Windsor Heritage Committee, through Windsor's Built Heritage Fund, paid for Peter Stewart to do a report on John Campbell School. That report has not been received as yet. The Windsor District School Board has also requested a report from their architect for the new school, which has also not been received as yet (due in August).

Darius Wigle House, Kingsville

Peter Stewart came down to do two Preservation Works! reports for us — one for the Darius Wigle House and one for the Salmoni Building (see below). The Darius Wigle House was built in the 1840s and ended up serving as the venue for the first Roman Catholic church services in Kingsville and also the first Roman Catholic school in Kingsville. The Windsor-Essex County Catholic School Board, in their wisdom as the educators of our children, decided that it was more important to demolish this home for playground space for 21st century children rather than keep it as an important part of our collective memory!!

On October 31, "the Windsor-Essex County Catholic District School Board paid tribute to the history of St. John de Brebeuf elementary school...with a granite stone flanked by two bricks from the home..." (The Windsor Star, November 1, 2004). At least Peter's PW report gives us a permanent record of the home.

Most of the newly formed Kingsville Heritage Committee were in attendance at our Luncheon Seminar on Sept. 22. It is interesting to note that Kingsville Council had originally voted to designate the house but caved in to pressure from the Parent's Council without letting the heritage supporters know that they were going to have a new vote. This has galvanized the heritage supporters in Kingsville.

Doors Open Amherstburg/Windsor Attracts 15,000 Visits to Heritage Sites

Great weather and an inviting variety of great heritage sites resulted in great crowds for Doors Open Amherstburg/Windsor 2004. The celebration, held in Amherstburg on September 25 and in Windsor on September 26, attracted more than 15,000 visits to the 48 historically and/or architecturally significant properties, which opened their doors for free.

The most popular Doors Open site was "Island View," a Second Empire-style home built in Amherstburg in 1881-82 for a lumber baron. A private residence, its current owners David and Deanna McDowall welcomed 1,140 visitors to their home and grounds. The most popular Doors Open site in Windsor was the Treble-Large House, built in 1895 and one of the best preserved Queen Anne-style homes in the area. Also a private residence, it attracted more than 725 visitors.

The variety of Doors Open sites, ranging from a Sikh temple and Edwardian



Salmoni Building, Amherstburg
Photo: Rollo Myers

mansion to the Ford Power Plant and a restored 1914 waterworks pump house, meant there was something of interest for everyone.

Other key factors in the 2004 program's success were the cooperation of dozens of property owners/managers who opened their doors for the tours, the hard work of hundreds of volunteers, outstanding advance publicity by The Windsor Star (a four-page pull out supplement September 18) and CBC Windsor (ads and interviews), and the generous support of community sponsors and partners. Thanks to our three-year Trillium grant, we have the services of a Project Co-ordinator, Joan Carter, who has been invaluable to us.

Richard Moorhouse, Executive Director of the Ontario Heritage Foundation, played a key role in two Doors Open kick-off events held on September 22. He was guest speaker at a sold-out luncheon seminar at Mackenzie Hall on "Preserving Ontario's Built Heritage: Opportunities and Challenges" and spoke at the evening Doors Open reception at the Hiram Walker Reception Centre for volunteers and sponsors. The luncheon seminar was co-presented by Doors Open Amherstburg/Windsor and the St. Clair Society of Architects, a new community partner.

For more information, visit www.doors-openamherstburg.ca or www.doorsopen-windsor.ca. Doors Open Amherstburg/Windsor 2005 will be held September 24-25.

Salmoni Building, Amherstburg

Peter Stewart also did a Preservation Works! report on the Salmoni Building when he was in the area in June. Thomas Salmoni was an Amherstburg merchant and hotel keeper. The building he erected in 1849 served as both a hotel and a general store. A portion of the third floor was fitted up as a Masonic Lodge room to accommodate the newly organized Thistle Lodge. In later years, the building was a Stedman's store and then a very popular restaurant from the late 1970s to the early 1990s.

Despite the Salmoni Building being designated and subject to a heritage easement (a condition of getting restoration funds from the OHF), Council voted on July 26, 2004 to issue a demolition permit in order to permit the construction of a new condominium that would replicate the original building (what one "enlightened" town councillor terms a heritage reconstruction). With the very valuable research

assistance of an Amherstburg resident, the ACO sent a letter to Madeleine Meilleur, asking for Ministry intervention in this issue. Aside from the history of the building, there is strong evidence of native occupation of the lands adjacent to the building that would be disturbed during any demolition. Copies of this letter and its enclosures were sent to everyone we could think of—hoping that something would stick somewhere. On October 24, David Grey Eagle Sanford, the Ontario Representative of the Huron Nation, arrived with three colleagues and conducted a prayer fire ceremony on the property. On Monday, October 25, he addressed Amherstburg Council, stressing the archaeological sensitivity of the property. Despite our best efforts, and letters from the Ministry of Culture and the Ontario Heritage Foundation, demolition commenced on October 22. This is a direct result of changes to the Ontario Heritage Act not being passed prior to the summer recess.



Salmoni Building, Amherstburg, under demolition November 22
Photo: Alison Baldwin



Salmoni Building (rear), Amherstburg, under demolition November 22
Photo: Alison Baldwin

Thank you!

The Conservancy gratefully acknowledges its Dinner 2004 sponsors and donors for their generous and encouraging support:

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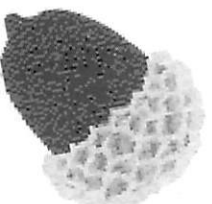
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